

## **MINUTES**

### **RILEY COUNTY BOARD OF ZONING APPEALS**

**Monday, November 15, 2004  
1:30 p.m.**

**Riley County Office Building  
Second Floor Meeting Room**

Members Present: Nyle Larson – Vice Chair  
Bob Buchanan

Members Absent: Derrick Mosier

Staff Present: Bob Isaac – Planner; Derrick Slocum – Planning Intern; Amanda Smith – Clerical Assistant.

Others Present: 3 interested persons.

The minutes of the September 20, 2004 meeting were approved.

#### **WESTERN WIRELESS LLC – CONDITIONAL USE – CELL TOWER**

Vice Chairman Larson opened the public hearing at the request of WWC License LLC, d/b/a Western Wireless (Cellular One), petitioner, and Daniel & Lori Allen, owners, to receive a conditional use authorization to permit a 172-foot monopole cell tower in a “G-1” (General Agricultural) zoning district.

Derrick Slocum, Planning Intern, presented the staff report, including maps of the subject site and surrounding vicinity. Mr. Slocum explained that the general location of the proposed site is approximately ½ mile east of the intersection of Seth Child Road and Tuttle Creek Boulevard, on the north side of Tuttle Creek Boulevard. Mr. Slocum indicated that the petitioner originally submitted a proposal for a lattice-type tower, but conceded to the monopole design based on aesthetics and close proximity to surrounding residential properties. The staff recommended approval of the request.

Vice Chairman Larson then asked the petitioner to speak on behalf of the request.

Ralph Wyngarden, representative explained that the proposed monopole cell tower will "fill-in" the "dead spots" and extend the current coverage provided by Western Wireless. Mr. Wyngarden also explained that the subject site will be unmanned and that routine maintenance should occur approximately once a month. He also stated that due to the height of the tower, lighting would not be required by the FAA. He also mentioned that there will be no microwave dishes placed on the tower. Mr. Wyngarden stated that Western Wireless is in agreement and will abide by all of the conditions listed in the staff report. He also said that the plan is beneficial to the community.

Vice Chairman Larson asked if anyone for the request wished to speak.

Daniel and Lori Allen, property owners, stated that they were proponents of the request. Vice Chairman Larson asked if anyone wanted to speak against the request. No one wanted to speak against the request, therefore the public hearing was closed.

Vice Chairman Larson asked what the approximate life expectancy of the tower will be.

Ralph Wyngarden explained that the tower could possibly be used for 50 years.

Vice Chairman Larson made a motion to close the public hearing.

Bob Buchanan moved to approve the request based on the following conditions:

1. The tower must be of a self supporting monopole design.
2. Tower height shall not exceed 200 feet.
3. The tower shall meet all lighting requirements of the FAA.
4. The tower and all ancillary structures shall be made secure by the installation of fencing with a minimum height of six (6) feet.
5. Tower must have the capacity for the possible collocating of other carriers.
6. No microwave dishes shall be attached to the tower prior to amending this conditional use authorization.
7. The tower and associated uses shall not interfere with existing radio frequencies.
8. A site plan must be submitted reflecting the monopole design prior to the issuance of a building permit.

Nyle Larson seconded. The motion carried 2-0.

Vice Chairman Larson stated that the public has 30 days to file an appeal with District Court.

The meeting was adjourned at 2:05 p.m.